

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



37 Yarmouth Gardens

Prime 'Seaton Village' -West Annex

- FEATURING:** Spacious 4 bedrooms, 2 baths, restored throughout. Hardwood floors and trim, leaded glass and bay window. Finished basement with bathroom. Gorgeous landscaped front and back gardens with charming deck, stonework, evergreens & perennials.
- LOCATION:** Located on Cozy 'heart of the neighbourhood' one-way street. Few steps from popular Vermont Park near St. Alban's community centre and Bill Bolton Area.
- SCHOOLS:** Palmerston (French Immersion), Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- LOT SIZE:** 23.92 feet by 71.50 feet
- TAXES:** \$3,708.58 (2005)
- OFFERED AT:** **\$499,000**

MAIN FLOOR

Large principal rooms and a spacious foyer.

Foyer	3.25 x 2.44m	≈ Hardwood floors.
Living Room	3.78 x 3.76m	≈ Hardwood floors, leaded glass.
Dining Room	4.62 x 2.84m	≈ Hardwood floors, opens to kitchen, overlooking yard.
Kitchen	3.84 x 3.40m	≈ Eat-in, laminated wood textured floors, track lights. French door with walk-out to deck and a fabulous landscaped garden.
Appliances:		≈ Fridge, stove, built-in dishwasher.

SECOND FLOOR

Master Bedroom	4.44 x 2.84m	≈ Large closet, hardwood floors.
Bedroom	3.40 x 2.97m	≈ Bay window, wall of built-ins, hardwood floors.
Bedroom	3.96 x 2.84m	≈ Built-in closet, hardwood floors.
Bedroom	3.40 x 2.49m	≈ Built-in closet and desk, French door, walk-out to roof deck,
Bathroom	1-4pc.	≈ Pedestal sink, laminated floor.

BASEMENT

Bedroom 3.96 x 2.44m ≈ Carpeted.

Bathroom: 1-4pc.

Utility/ Laundry Room: ≈ High efficiency furnace, washer and dryer.

Storage Room

Storage/Locker

Inclusions:

- ≈ Fridge
- ≈ Stove
- ≈ Built-in dishwasher
- ≈ Washer and dryer
- ≈ All window coverings
- ≈ Electric light fixtures
- ≈ All custom closets in bedrooms
- ≈ New gas furnace.
- ≈ Hot water tank (rental)

Additional information as per Vendor:

- ≈ New high efficiency gas furnace
- ≈ Custom built-in closets and desk in bedrooms
- ≈ Renovations of space throughout

For Further information, please contact

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